

030.A

Map

0003

Block

0001.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 427,000 /

USE VALUE: 427,000 /

ASSESSed: 427,000 /

Total Card /

Total Parcel

427,000

427,000

427,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		EVERETT ST, ARLINGTON

OWNERSHIP

Owner 1:	STARKEY JULIA &
Owner 2:	MULLIGAN KELLY E
Owner 3:	
Street 1:	90 EVERETT STREET UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	ROSTOCIL DAVID LEE JR -
Owner 2:	DAVIS GAIL ANN -
Street 1:	90 EVERETT STREET UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Wood Shingle Exterior and 1025 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7508																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	427,000			427,000
Total Card	0.000	427,000			427,000
Total Parcel	0.000	427,000			427,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	416.59	/Parcel:	416.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	420,800	0	.		420,800	420,800	Year End Roll	12/18/2019
2019	102	FV	435,900	0	.		435,900	435,900	Year End Roll	1/3/2019
2018	102	FV	386,300	0	.		386,300	386,300	Year End Roll	12/20/2017
2017	102	FV	352,800	0	.		352,800	352,800	Year End Roll	1/3/2017
2016	102	FV	352,800	0	.		352,800	352,800	Year End	1/4/2016
2015	102	FV	326,600	0	.		326,600	326,600	Year End Roll	12/11/2014
2014	102	FV	312,100	0	.		312,100	312,100	Year End Roll	12/16/2013
2013	102	FV	312,100	0	.		312,100	312,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSTOCIL DAVID	66642-115		1/7/2016		441,000	No	No		
MOTT RENDA E,	56907-509		5/26/2011		332,500	No	No		
LEPRE CHRISTOPH	41411-403		11/12/2003		348,000	No	No		
PEAVEY JUSTIN S	37228-605		12/2/2002		315,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	Measured	DGM	D Mann

Sign:

VERIFICATION OF VISIT NOT DATA

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DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apros

2021

Type:	99 - Condo Conv		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrckorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1915	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 5		BRs: 2		Baths: 1		HB						

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	45.000000000
Name:	

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
<b>Totals</b>			
1	5	2	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	10 - None		%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	GD - Good	18.9%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	<b>Total:</b>	<b>18.6%</b>

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj \$ / SQ:	398.170
Other Features:	68750
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	524562
Depreciation:	97569
Depreciated Total:	426994

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	437.99	
Special Features:	0	Val/Su Net:	416.59	
Final Total:	427000	Val/Su SzAd	416.59	

**MOBILE HOME**      Make:      Model:      Serial #:      Year:      Color:

### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 030.A-0003-0001.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,025	398.170	408,12	
Net Sketched Area:		1,025	Total:	408,12	
Size Ad	1025	Gross Are	1025	FinArea	1025

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
5						
5						

**IMAGE**

